

4. HERITAGE GRANT APPROVAL – 13 OXFORD STREET, LYTTELTON

General Manager responsible:	General Manager, Strategy and Planning Group, DDI: 8281
Officer responsible:	Programme Manager, Liveable City
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PURPOSE OF REPORT

1. The purpose of this report is to obtain approval for a Heritage Incentive Grant for 13 Oxford Street, Lyttelton.

EXECUTIVE SUMMARY

2. The building at 13 Oxford Street, Lyttelton is a detached two storey timber frame structure built in approximately 1880. The principal cladding component is corrugated iron and the building has been given the nickname 'The Tin Palace'. Attachment 1 is a Statement of Heritage Significance for the original building.
3. The building is listed in Appendix V, 'Schedule of Notable Buildings Objects and Sites' in the Banks Peninsula District Plan. Under the Criteria for Inclusion in the schedule, 13 Oxford Terrace is listed for its:
 - (a) *Historical Significance – The building, object or area has a strong association with significant people or events or is important as a reflection of social patterns of its time;*
 - (b) *Architectural Significance – The building, object or area is a notable example of a particular style of architecture or period or display;*

The architecture is unusual for the extensive use of corrugated iron rather than some form of weatherboard for the wall cladding. The two juxtaposed entrance doors, one for each floor, and the slim corner window are also unusual architectural features. The entrance doors were required as the upper floor was a completely separate unit from the ground floor. The Oxford Street facade has three first floor sash windows and there is a large double sash window to the ground floor. The first floor is expressed with a step out in the façade and there is a substantial eaves overhang to the Oxford Street façade.

The building is part of a group of buildings along this street that have links back to the rebuilding of Lyttelton after the fire of October 1870. It also has a distinct social history being the location of a legal firm, a shipping agency, a grain merchant and a dentist. The more recent history is one of conversion to residential use. The applicant is retaining this residential activity but is also introducing a private artist's studio in the ground floor.

4. *The work that the applicant is seeking grant support for will ensure the future protection and continuing use of this significant heritage building. The application meets all the criteria for a grant as provided in the Heritage Incentive Grants Policy – Operational Guidelines.*

5. **Scope of works**

A summary of conservation, maintenance and Building Code compliance works include:

- (a) External remedial repairs and maintenance to the corrugated iron wall cladding;
- (b) Re-painting of the components of the façades;
- (c) Repair and where necessary partial replacement of existing timber sash windows including new timber carvings to window architraves;
- (d) Repair and/or replacement of guttering and down-pipes;
- (e) Repair of existing original locks and other original ironmongery;
- (f) Repairs to the original internal Kauri floors;
- (g) Relining some of the internal walls and ceilings with fire rated plasterboard;
- (h) Repairs and replacement where necessary to skirting boards, architraves and other mouldings;
- (i) Repairs to fireplaces and fire surrounds;
- (j) Upgrade of the electrical system; and
- (k) Supply and installation of two new period style front doors to replace rotten ones.

6. **Costs for conservation**, including code compliance and maintenance works are outlined in the table below:

Particulars	Cost
Repairs to external corrugated iron cladding and flashings	\$5,329
Repairs & maintenance of gutters and down-pipes	\$1,523
Window and door renovations	\$9,660
Exterior painting	\$19,629
Interior flooring repairs	\$2,900
Repair and replacement of skirting boards, architraves, mouldings etc.	\$3,176
Wall upgrade to meet Fire Safety requirements	\$7,748
Repairs to fireplaces	\$2,678
Ironmongery repairs and refurbishment	\$4,635
Electrical upgrade (only 50% of quoted work will be funded)	\$3,000
Supply of two new period style doors and carved timber corbels	\$2,800
Total heritage related works	\$63,078

In the case of electrical upgrade where there is a risk of damage to the heritage fabric through failure of these services, a portion of the work is considered appropriate for grant funding. In this case staff recommend that half of the cost of electrical works be considered for grant funding, this portion is included in the above costs of conversation.

7. **Heritage Incentive Grants Policy.**

The Operational Guidelines for the Policy provide for a grant of up to 30% of the total heritage related costs for a Banks Peninsula notable heritage building.

Proposed heritage grant (30%)	\$18,923
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FINANCIAL IMPLICATIONS

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	2009/10
Annual Budget	\$842,106
Commitment from previous year (St Paul's Presbyterian Church)	\$142,000
Total Grant funds committed year to date	\$41,990
Balance of 09/10 funds	\$658,116
Fund approval for 13 Oxford Street	\$18,923
Total Available Funds 2009/10	\$639,193

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

9. Yes. The Heritage Incentive Grant budget is an annual fund provided for in the 2009-19 LTCCP. There is \$142,000 already committed against the 09/10 budget for St Paul's Trinity Pacific Presbyterian Church that was approved by Council in 2008/09.

LEGAL CONSIDERATIONS

10. Conservation Covenants are required under the Heritage Conservation Policy for properties receiving Heritage Incentive Grants of \$5,000 or more. A Limited Covenant should be registered against the property title for a period of a minimum of 15 years to ensure that no demolition or partial demolition can occur.

Have you considered the legal implications of the issue under consideration?

11. Yes. Covenants are a more comprehensive form of protection of the buildings because they are registered against the property title, ensuring that the Council's investment is protected.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

12. The Heritage Incentive Grants Scheme is aligned to the Community Outcome 'An Attractive and Well-designed City'. This provides for, among other things, ensuring "*our lifestyles and heritage are enhanced by our urban environment*". The success measure is that "*our heritage is protected for future generations*". Heritage Incentive Grants contribute towards the number of protected heritage buildings, sites and objects, which is the measure under the outcome.
13. One of the objectives under the Strategic Direction Strong Communities provides for "*protecting and promoting the heritage character and history of the city*" (Goal 7).

One of the objectives under the Strategic Direction Liveable City is to "*Maintain and enhance the quality of development, and renewal of the city's built environment, by protecting Christchurch heritage buildings and neighbourhood character.*" (Goal 4).

14. 'City Development Activities and Services' aims to help improve Christchurch's urban environment, among other things. One activity under City Development provides for Heritage Protection, which requires the Council to "*provide leadership, advocacy, resources, grants and conservation covenants to conserve and rehabilitate heritage items*". One of Council's contributions is to ensure the city's heritage is protected for future generations. The Council provides information, advice and funding for city heritage and heritage conservation, and will be expected to continue to do so, as part of its objective to retain heritage items.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

15. Yes.

ALIGNMENT WITH STRATEGIES

16. Alignment of the requirement for Heritage Incentive Grants and Conservation Covenants stems from the Heritage Conservation Policy which in turn is relevant to:

Greater Christchurch Urban Development Strategy (UDS)

Heritage development projects provide opportunities for increased commercial and residential activity in the City while at the same time enhancing the heritage townscape. The UDS considers heritage as an integral part of Christchurch and an aspect of growth management provided for is through the protection, maintenance and enhancement of heritage.

Christchurch City Plan

Heritage redevelopment projects are consistent with the Heritage provisions of the City Plan: Volume 2, Section 4, City Identity, Objective 4.3 Heritage Protection provides for objectives and policies in relation to Heritage protection. It recognises that Christchurch is a cultural and tourist centre, a role mainly dependent on its architectural, historic and scenic attractions. Much of its distinctive character is derived from buildings, natural features, other places and objects which have over time, become an accepted part of the cityscape and valued features of the City's identity ... Protection of heritage places includes cultural, architectural, ... areas of character, intrinsic or amenity value, visual appeal or of special significance to the Tangata Whenua, for spiritual, cultural or historical reasons. This protection may extend to include land around that place or feature to ensure its protection and reasonable enjoyment. A heritage item may include land, sites, areas, buildings, monuments, objects, archaeological sites, sacred sites, landscape or ecological features in public or private ownership.

Banks Peninsula District Plan

Heritage protection is consistent with the Cultural Heritage provisions of the Banks Peninsular District Plan. These are detailed in chapter 14, Cultural Heritage, Objective 1, and Policies 1A and 1B, p.74.

Central City Revitalisation Strategy

Inner city Heritage improvement projects are consistent with the vision for the Central City to cultivate a distinct identity that is unique to the city's environment and culture. This strategy places particular emphasis on the heritage of our Central City. The Christchurch Central City contains over half of the city's entire heritage assets.

New Zealand Urban Design Protocol

Heritage projects improve the quality and design of the urban environment by protecting the heritage of the city, which is stated in the Protocol as being an attribute of successful towns and cities. The Limited Covenants will contribute towards the implementation of the New Zealand Urban Design Protocol of March 2005 of which the Council is a signatory body.

Heritage Conservation Policy

The Heritage Incentive Grants are provided for under section 8 of the Heritage Conservation Policy. The Heritage Conservation Policy aligns with the Community Outcome "An attractive and Well-designed City" through the indicator "Number of heritage buildings, sites and objects."

The Heritage Conservation Policy is aligned with Council's Strategic Directions, Strong Communities Goal 7: *"Celebrate and promote Christchurch's identity, culture and diversity by protecting and promoting the heritage character and history of the city."* and Liveable City Goal 4 of: *"Maintain and enhance the quality of development, and renewal of the city's built environment by protecting Christchurch heritage buildings and neighbourhood character."*

The Heritage Grants Policy is aligned with the ICOMOS New Zealand Charter 1993 for the Conservation of Places of Cultural Heritage Value, which the Council has adopted. The concept of places incorporates landscape, buildings, archaeological sites, sacred places, gardens and other objects. ICOMOS considers that countries have a "general responsibility towards humanity" to safeguard their heritage for present and future generations.

Do the recommendations align with the Council's strategies?

17. Yes.

CONSULTATION FULFILMENT

18. There is no requirement for community consultation for Heritage Incentive Grants or Covenants.

STAFF RECOMMENDATION

It is recommended that the Heritage Grants and Covenants Committee approve:

- (a) A Heritage Incentive Grant of up to **\$18,923** for conservation and maintenance work for the protected heritage building at 13 Oxford Street subject to compliance with the agreed scope of works, agreement on a survey plan, and certification of the works upon completion.
- (b) That payment of this grant is subject to the applicant entering a Limited Conservation Covenant for a minimum period of 15 years, with the signed covenant having the Council seal affixed prior to registration against the property title.